WORLD TRADE
DEPARTMENT
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and (as circular):

Engineering
General Services
Personnel (2)

November 13, 1986

Executive Summary

The World Trade Center - Contract WTC-115.221 - Asbestos Abatement - 10th and 11th floors - One World Trade Center - Authorization to Award

This item requests that the Board authorize the Executive Director to either award a contract to demolish, remove asbestos-fireproofing, decontaminate and apply spray-on fireproofing on the 10th and 11th floors of One World Trade Center to the contractor who submits the lowest proposal based on bids to be received on or about December 1, 1986 or to reject all proposals.

Since this is the first asbestos removal contract and staff cannot accurately predict what extraordinary conditions may be encountered during the performance of work by the contractor, an authorization for extra work in the amount of 20% is requested.

It is imperative that Contract WTC-115.221 be awarded as soon as possible in that the 11th floor is currently vacant and further delays would increase the amount of rental revenues lost. More importantly, a commitment to lease the entire 10th and a portion of the 11th floor by May, 1987 must be kept. Finally, the remaining portion of the 11th floor, once cleared, will be used as a staging area and its availability is a key to the scheduling of the overall asbestos removal project.

PLAINTIFF'S EXHIBIT
PX-698

AGENDA
BOARD
NOVEMBER 13, 1986

TITLE NO.: THE WORLD TRADE CENTER - CONTRACT WTC-115.221 - ASBESTOS ABATEMENT - 10TH AND 11TH FLOORS - ONE WORLD TRADE CENTER - AUTHORIZATION TO AWARD

RECOMMENDATION: That the Board authorize the Executive Director based on bids scheduled to be received on or about December 1, 1986, to award Contract WTC-115.221 - Asbestos Abatement 10th and 11th Floors - One World Trade Center to the contractor submitting the lowest proposal, and who, in the opinion of the Executive Director, is qualified by reason of responsibility, experience and capacity and whose proposal price the Executive Director deems reasonable, and to order extra work up to the amount of 20% of the original proposal, or to reject all proposals.

REPORT: Contract WTC-115.221 requires the contractor to demolish the interior of the entire 10th and 11th floors including the removal of doors, walls and ceilings. The contractor will then in accordance with present EPA standards remove all asbestos-fireproofing materials above the hung ceiling and decontaminate the area. Once the areas have been decontaminated, the contractor will then furnish and apply new non-asbestos spray-on fireproofing.

In light of the fact that Contract WTC-115.221 is the first asbestos removal contract and the conditions to be encountered cannot be predicted with complete accuracy, staff has determined that it may be necessary to require the contractor to perform a substantial amount of work over and above that specifically called

for in the contract. Therefore, an authorization for extra work in the amount of 20% of the proposal price is requested.

Proposals will be solicited from 10 pre-qualified contractors and are scheduled to be received on or about December 1, 1986.

It is imperative that Contract WTC-115.221 be awarded as soon as possible in that the 11th floor is currently vacant and further delays would increase the amount of rental revenues lost. More importantly, a commitment to lease the entire 10th and a portion of the 11th floor by May, 1987 must be kept. Finally, the remaining portion of the 11th floor, once cleared, will be used as a staging area and its availability is a key to the scheduling of the overall asbestos removal project.